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Main Road, Duston, NN5 6RD

£399,950 Detached

3 1 3



**Platinum Trusted
Service Award**

Based on service ratings
over the past year

feefo

Department: Sales

Tenure: Freehold



Jackson Grundy Estate Agents - Duston
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Property Summary

Jackson Grundy are delighted to welcome to the market this well presented three bedroom detached character property dating back to the 1920's.

Features & Utilities

- ✓ 1/5 Of An Acre
- ✓ Ample Parking
- ✓ Large Downstairs Living
- ✓ Popular Duston Main Road Location
- ✓ Gas Radiator Heating
- ✓ Refitted Four Piece Bathroom



Property Overview

Jackson Grundy are delighted to welcome to the market this well presented three bedroom detached character property dating back to the 1920's. The accommodation comprises entrance hall, lounge looking up the garden, separate dining room, kitchen, utility room, sitting room and study/bedroom three and to the first floor there are two double bedrooms and a refitted four piece family bathroom. Further benefits include set on 1/5 of an acre, driveway for several vehicles and a large tandem garage/workshop. EPC Rating: F. Council Tax Band: D

ENTRANCE HALL

Composite glazed entrance door. Radiator. Staircase rising to first floor landing. Doors to:

KITCHEN 3.62m x 2.58m (11'10" x 8'5")

uPVC double glazed window to side elevation. Wall and base units. Wood effect work surfaces. Ceramic Belfast sink with mixer tap. Induction hob with glass splash backs and extractor over. Integrated oven and microwave. Integrated dishwasher and fridge. Tile effect laminate flooring. Door to utility.

UTILITY 2.09m x 1.81m (6'10" x 5'11")

uPVC double glazed window to front elevation. uPVC glazed door to side elevation. Wall and base units. Stainless steel sink with mixer tap. Space for tumble dryer and washing machine. Tile effect laminate flooring.

DINING ROOM 2.84m x 3.33m (9'3" x 10'11")

Two uPVC double glazed windows to side elevation. Original wooden floorboards. Chimney breast. Door to inner hallway.

INNER HALLWAY

uPVC double glazed window to side elevation. Quarry tiled floor. Radiator. Fire door to garage. Doors to:

STUDY/BEDROOM 2.73m x 1.96m (8'11" x 6'5")

uPVC double glazed window to side elevation. Radiator. Built in wardrobe.

LOUNGE 5.94m x 3.36m (19'5" x 11')

Two uPVC double glazed windows to side elevation. Sliding patio doors to rear garden. Feature electric fireplace with wooden surround. Coving. Wood

flooring. Radiator.

SITTING ROOM 3.32m x 3.66m (10'10" x 12')

Two uPVC double glazed bay windows to front and side elevations. Radiator. Feature gas fireplace with wooden surround. Coving.

FIRST FLOOR LANDING

uPVC double glazed window to side elevation. Doors to:

BEDROOM ONE 3.04m x 3.33m (9'11" x 10'11")

uPVC double glazed window to rear elevation. Radiator.

BEDROOM TWO 3.02m x 3.66m (9'10" x 12')

uPVC double glazed window to front elevation. Radiator.

BATHROOM 3.50m x 2.46m (11'5" x 8')

Obscure uPVC double glazed window to side elevation. Radiator. Suite comprising panelled bath, Shower cubicle, ceramic sink with mixer tap and vanity unit and WC. Tiling to splash back areas. Wood effect lino flooring. Airing cupboard.

OUTSIDE

REAR GARDEN

Large rear garden enclosed by panel fencing. Stone patio area with the remainder of the garden laid to lawn with a monkey puzzle tree. Planting and shrub borders. Mature bushes and trees. This large garden is approximately 0.2 of an acre and offers privacy and a sunny aspect.

GARAGE/WORKSHOP

Metal up and over door with power and lighting. Window and door to the rear garden and access door into the inner hallway.

DRAFT DETAILS

At the time of print, these particulars are awaiting approval from the Vendor(s).

MATERIAL INFORMATION

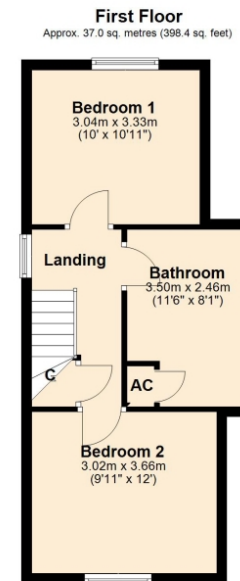
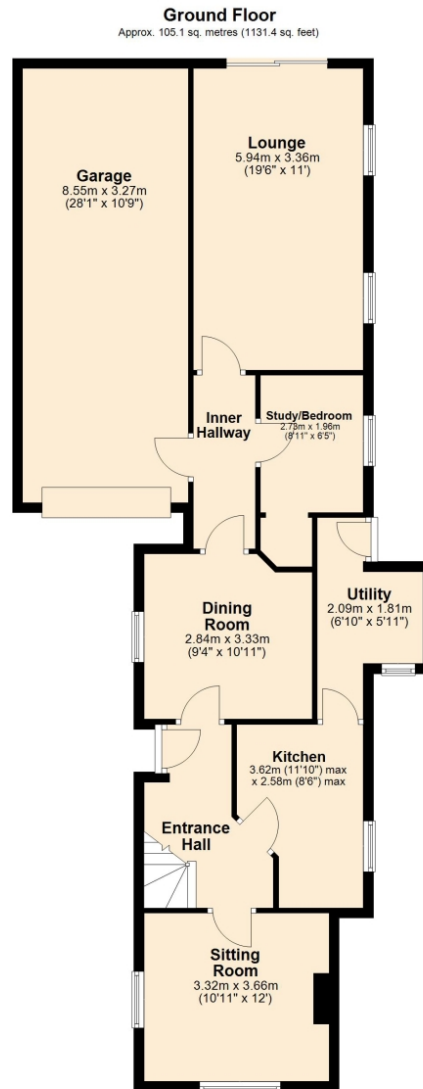
Type – Detached
Age/Era – Ask Agent
Tenure – Freehold
Ground Rent – Ask Agent
Service Charge – Ask Agent
Council Tax – Band D
EPC Rating – F
Electricity Supply – Mains
Gas Supply – Mains
Water Supply – Mains
Sewerage Supply – Mains
Broadband Supply – Ask Agent
Mobile Coverage – Depends on provider
Heating – Central Heating, Gas Central Heating, Gas Heating
Parking – Off-street
EV Charging – Ask Agent
Accessibility – Ask Agent
Coastal Erosion Risk – Ask Agent
Flood Risks – Has not flooded in the last 5 years, No flood defences
Mining Risks – Ask Agent
Restrictions – Ask Agent
Obligations – No restrictions, No private right of way, No Public right of way
Rights and Easements – Ask Agent

AGENTS NOTES

i Viewings by appointment only through us ii These particulars do not form part of any offer or contract and should not be relied upon as statements or representation of fact. They are not intended to make or give representation or warranty whatsoever in relation to the property and any intending purchaser or lessee should satisfy themselves by inspection or otherwise as to the correctness of the same iii Photographs illustrate parts of the property as were apparent at the time they were taken iv Any areas, measurements, distances or illustrations are approximate for reference only v We have not

tested the appliances, services and specific fittings, an intending purchaser must satisfy himself by inspection by independent advice and/or otherwise to this property.

Floorplan



Total area: approx. 142.1 sq. metres (1529.9 sq. feet)



Thank you for your interest

Feel free to contact us or submit a viewing request. Our dedicated property experts are available and ready to assist you.

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Jackson Grundy Estate Agents is a division of Jackson Grundy Ltd
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